Attachment B: SDP13-00004 Bellevue College Construction Conditions

The following conditions apply to constructions permits for Bellevue College, which include but are not limited to the clearing and grading, utility, including roads, landscape and building permits. All of the conditions listed below are meant to assist the applicant through the transition from the land use permit to construction permits. In addition to land use permit condition compliance, each phase of this development will have these conditions applied to applicable, associated construction permits. Note that while the assembly of these conditions is meant to assist both the City and Applicant with the transition from land use to construction permit, this list is not meant to be exhaustive. The Applicant continues to be responsible for review of relevant codes, regulations, and agreement.

Critical Areas, Clearing and Grading

1. Look for opportunities to reuse construction materials and to purchase locally-produced products.
2. Appropriate measures, as determined by the Designated Official, shall be taken to ensure that construction operations do not result in erosion and sedimentation impacts on water quality and on nearby drainage courses. In addition, the applicant shall comply with the City's TESC construction requirements.
3. Prior to logging, the applicant shall survey and erect construction fencing along the parcel boundary. Following all logging and clearing within 100 feet of the Parcel boundary, the applicant shall provide the Designated Official with certification that these activities did not extend beyond the permitted construction boundaries.
4. Parcel logging shall not be allowed in advance of an approved land use permit for the property.
5. Cleared or over-cleared areas shall be restored with vegetation (including trees) to minimize erosion impacts and the establishment of invasive plant species. Replanted areas shall be guaranteed for a 3-year establishment period.
6. The applicant shall minimize impacts to existing roads and residents during clearing and grading activities. Prior to issuance of grading permits that would require the import or export of soils, the applicant shall be required to submit a grading worksheet demonstrating that the import/export of soil will be minimized through on-site reuse and a haul plan to minimize impacts to the existing residents and the local road network. This information shall be considered by the City prior to approval of associated permits.
7. The applicant shall provide geotechnical analyses prior to any grading activities demonstrating soils are compatible for the proposed development. Information from geotechnical analyses shall be considered and incorporated, as determined by the Designated Official, into related permits.
8. Natural grades shall be preserved where possible and fills shall not exceed 12 feet.

9. The applicant will monitor wetland buffers and common edges of forested open space for tree blow downs following clearing for 3 years. Should it be found that these areas have been impacted from blow downs, the applicant will plant evergreen trees at a ratio consistent with the City's Tree Replacement Code (IMC 18.12.1390), subject to approval by the property owner.

10. A Transportation Management Plan (TMP), if a phase or cumulative phases qualify, shall be approved prior to the Certificate of Occupancy of the Building Permit. Provision of trip reduction plans shall also be part of the TMP as well as other actions that the Applicant can take to reduce private automobile trips and promote the use of transportation alternatives consistent with the vision of Issaquah Highlands and WSDOT TDR, City adopted Transportation Management Regulations, and State Commute Trip Reduction law and guidelines.

11. A hydrologic evaluation of the wetlands is required prior to development to determine the quantity of stormwater that may be tributary to the critical areas without causing impacts. The conclusions of this evaluation will be presented publicly, as determined by the Designated Official, prior to the permitting of any related stormwater improvements. Any conclusions from this study and associated public discussions shall be incorporated into utility permits for the property.

12. The wetlands/streams must be re-delineated prior to any construction activities (including logging) to confirm that the off-site stream, wetland, and their buffers shown on the master site plan are consistent with the boundaries in Exhibit H-2. If any part of the EF23 wetland buffer extends onto the Bellevue College site, it shall be protected from clearing/grading and development activity. This may be accomplished by a restrictive easement (NGPE) or by a lot line adjustment so the buffer area doesn't extend onto the site. Any conclusions resulting from this study shall be incorporated into future land use decisions and/or construction permits for the property.

13. If clearing and grading activities uncover an unmapped critical area, the applicant is required to cease all construction activity and to provide a Critical Areas Study consistent with Section 7.0 of this Appendix. (Section 6.0).

14. For all construction activities within 100' of the wetland buffer, the Applicant shall hire an independent qualified professional, acceptable to the Designated Official, to be on-site to ensure construction does not exceed the limits agreed upon by this decision. Following construction within this area, a licensed surveyor shall submit an affidavit to the Designated Official attesting that the construction was contained within the approved limits.

15. Prior to the approval of grading or other construction permits within this area, the Applicant, successors or assignees shall gain approval from the Development Services Department for mitigation measures to include:

    a. Methods for discouraging intrusions into the wetland following construction that may include fencing, double density plantings at access points, etc.; and,

b. Methods for ensuring construction impacts are minimized.

16. Any cleared land that sits idle for 6 months shall be revegetated, consistent with the phasing plan; however at no time shall situations exist which might contribute erosion or off-site sedimentation. Any revegetated areas shall be maintained for 3 years.

17. Sites within the Project may be graded, cut and filled to facilitate urban development, following the submittal of a geotechnical evaluation that site soils can accommodate the proposed development.

18. A photographic log will be prepared prior to any logging to document existing conditions of the forested area. Attention will be given to areas that will become the new edge of forested areas.

19. A public plant salvage will be offered for the Parcel 4 prior to any logging activities.

20. Exposed retaining walls may not exceed 15 feet. A minimum of 8 feet of planting area will separate consecutive retaining walls that exceed 10 feet.

21. Prior to approval for a construction permit that includes landscape, provide a landscape maintenance plan that identifies fertilizers and pesticides, both to reduce use, minimize impacts to critical areas, select appropriate ones consistent with groundwater issues All landscape maintenance shall comply with these maintenance requirements.

22. Enhance existing wildlife habitat and corridors.

23. Coal mine hazards may extend onto the east or south portions of the Bellevue College site. The Appendix includes specific design requirements for constructing buildings or utilities in coal mine hazard areas, which apply in addition to adopted Building Code and City Codes. Building permit applications must include sufficient information for the City to determine the application is compliant with the following design requirements within the Coal Mine Hazard Areas.

    Tilt:

    a. The ratio of the longest side of the building to the shortest side must not exceed 1.5:1.

    b. Connect all foundation elements to exterior footings.

    c. No slab-on-grade construction except garage floors.

    d. No stucco or structural masonry finishes.

    e. All building elements must be designed to accommodate 1” of settlement over 83 lineal feet of length.

    Structures must meet the following requirements within the Coal Mine Hazard Areas, Compression:

    a. No basements.

b. Backfill exterior foundation walls with loose fill.

c. Foundation/Utility connections must be flexible.

d. All foundation elements designed to accommodate 0.003" of compression per foot of building foundation.

Structures must meet the following requirements within the Coal Mine Hazard Areas, Extension:

a. No basements.

b. Backfill exterior foundation walls with loose fill.

c. Foundation/Utility connections must be flexible.

d. All foundation elements designed to accommodate 0.003" of compression per foot of building foundation.

Your utility pipe must meet the following requirements:

a. Use flexible pipe joints.

b. No gravity sewer or storm pipes may be laid at minimum grade.

c. Add 0.5% slope to design grade to accommodate deflections.

d. Roads must be asphaltic concrete.

24. Critical Areas Boundaries:

a. Temporary Marking: The location of the outer extent of the critical area buffer and building setback line pursuant to an approved Development or Land Use Permit shall be marked in the field with orange construction fencing and/or other appropriate apparatus, as determined by the Designated Official during critical area review. The location and presence of such markings in the field shall be approved by the Designated Official, prior to the commencement of permitted activities. Such field markings shall be maintained throughout the duration of the construction activities.

b. Survey Markers: Permanent survey stakes using iron or cement markers as established by current survey standards shall be set delineating the boundaries between adjoining properties and the critical areas tracts.

c. Signs: Boundaries between critical area tracts and/or areas with conservation easements and adjacent lands shall be identified using permanent signs explaining the type and value of the critical area, except the portions, if any, of a critical area that are adjacent to natural or wild areas. Whenever a trail enters a critical area buffer, the boundary shall be identified using permanent signs explaining the type and value of the critical area. The number of signs required by the Designated Official will be dependent upon the size of the critical areas and the use of the property.

25. Trail improvements that impact critical areas will be minimized and buffer impacts, if any, will be fully mitigated. A critical area study will be required to

ensure the critical area crossing and buffer impacts do not result in unmitigated impacts. Any recommendations/conclusions from this Critical Area Study shall be incorporated into the permit prior to permit issuance.

Neighborhoods, Site and Building Design

26. All exterior staircases and walkways shall be at least 5 feet wide, clear of intruding handrails, mature landscape, car overhangs, light poles, tables and chairs, etc…, except in those portions of the sidewalk where the standard is greater than 5 ft; then the width will be equal that of the standard. Where narrow planter beds are adjacent to walkways, plants shall be selected whose mature size will not impact the walkway width.

27. Building design will place living active space facing the streets and plazas.

28. Buildings, especially the parking portion of under building parking and garages visible to pedestrians will be detailed and designed to be attractive.

29. Each and every pedestrian entrance shall be designed to highlight the presence of the entry by including architectural treatment, change in streetwall, and/or other acceptable response. Weather protection shall be provided at every pedestrian entry.

30. All building facades, downhill elevations, retaining walls, and similarly elements shall be designed with detail and interest. Blank walls shall be avoided, especially at the pedestrian's level; if necessary, articulation or other features will be provided. Appropriate articulation and features could include doors, windows, building articulation and modulation, and/or other architectural features to create an interesting and varied environment.

31. Weather protection shall be at least 8 ft above the sidewalk and extend at least 6 ft over the sidewalk and no more than 12 ft above the sidewalk and extends at least 8 ft over the sidewalk. For heights in between 8 ft and 12 ft, the minimum extension over the sidewalk shall be extrapolated between 6 ft and 8 ft of extension over the sidewalk. It does not have to be attached to the building.

32. Retaining walls shall be keystone, stone, or other appropriate materials, not rockeries unless they aren't visible.

33. Building and site design must implement Guidelines 3.16-3.22:
    - *3.16 Scale and proportion of buildings should create a sense of place within the campus.*
    - *3.17 Building placement should acknowledge the setbacks and orientations of adjacent buildings.*
    - *3.18 The rooflines, proportion and visual mass of each building should be considered as part of the bigger neighborhood.*
    - *3.19 Significant building elements such as cornice lines, pronounced entries or porticos, colonnades, awning elements, exterior stairways and masonry detailing help to create a cohesive campus identity.*

3.20 Special attention should be given to all building entries with plant materials selected for scale, texture, seasonal color and overall visual interest.

3.21 Campus building entries that face major malls and streets should be treated as "front porches" with seating areas, planting beds, lights, weather protection and other amenities providing opportunities for small social gatherings.

3.22 Open spaces between campus buildings should be designed as functional assets; or, replanted as forested similar to pre-development conditions.

34. Design and placement of the above ground facilities, such as buildings, walkways, significant plant materials, etc… shall take priority over the convenient location of utilities (including grease traps and oil/water separators) unless this would significantly compromise the function of the utilities. Service areas and mechanical equipment shall be located away from sidewalks and public areas. On all subsequent permits, utilities and their necessary easements shall be shown.

35. All mechanical equipment, utilities, appurtenances, etc… shall be screened. Equipment, above-ground utilities, appurtenances, etc… shall be located away from pedestrian areas, with at least enough distance to allow landscape screening. Equipment located on rooftops including HVAC and mechanical equipment shall be fully screened from view both above and below.

36. Selection and placement of elements, especially landscape material, between the buildings and plazas and the trails shall maintain good sightlines to trail users. Where sightlines cannot be maintained, provide elements to improve the pedestrian safety and experience such as trail lighting, emergency call boxes, etc.…

37. Provide amenities along trails, consistent with the Development Agreement, including bike racks, exercise areas, benches, and trash receptacles

38. Confirm building heights comply with regulations, limiting to 75 ft.

39. To minimize the visual impact of buildings and garages, the following standards shall be incorporated into building design:

    a. Use of earth-tones and hues reminiscent of stone and wood, limiting the use of bright colors and exposed reflective metals to accents, trim or detail work The applicant shall consider the use of roof-top gardens, tiering, building offsets or other means to soften potential building visual impacts.

    b. Except for the City-owned Tract C, retain a 100-foot forested buf**f**er between the eastern edge of the cleared areas and the BPA utility corridor, consistent with the existing easements and restrictions; or relocate an equivalent area if allowed; or equivalent acceptable measures.

    c. Minimize reflectivity from glass surfaces.

40. Provide animal-resistant trash containers.

41. Build non-residential development incorporating green building features aimed at reducing energy and carbon impacts.

42. Consider incorporating crime prevention measures, such as a security surveillance camera system for the campus.

Streets

43. All public or private roads must be computer modeled for fire ladder truck access/fire lanes.

44. Construction plans shall show the locations of proposed fire hydrants.

45. Provide wildlife crossing signs where new roads are surrounded by open space.

46. Use techniques during road design that will slow vehicles, facilitate pedestrian friendliness, and encourage vehicles to make appropriate choices. These might include curb bulbs at intersections, driveways, and other entrances, as well as at hydrants and other no parking locations.

47. If raised pedestrian crossings are used they must be designed in conjunction with the limitations of EF&R vehicles, e.g. will not high center the vehicles, while also drawing drivers' attention to pedestrian facilities and slowing traffic.

48. Designated pedestrian paths and trails which cross vehicular routes, drives, access routes, etc… shall be designed to draw the driver's attention to the possible presence of pedestrians. This condition would be met, for example, through the use of pedestrian tables, changes in material (e.g. concrete, pavers; not solely paint or striping), etc… Emergency vehicle routes shall not use raised crosswalks.

49. The construction plans shall incorporate measures to allow drivers to see pedestrians, and/or other visual cues for pedestrians at parking entry/exit locations, especially structured parking, where pedestrians are likely to be present. Treatments will include items such as adding a stop bar inside the parking facilities, attention to landscaping if proposed, modifying wall materials, etc.…

50. Street trees will match the type (genus, species) planted on both sides of the street. Street tree installation (tree wells or parking strips) will generally match that on the opposite side of the street, except in special circumstances such as if there is a plaza on one side. Street trees shall closely follow the spacing and alignment used on the opposite side of the street. Spacing and installation will generally be 30 ft on center. Street trees planting locations should only be skipped due to entry drives.

51. Prior to the issuance of any construction permit, existing street trees shall be protected throughout construction by erecting temporary fencing.

52. All curbs at Issaquah Highlands must be vertical, unless otherwise approved by the Designated Official, such as for fire access or some other unique circumstance. No extruded curbs are allowed.

53. All curb ramps must direct the user into the crosswalk (not the intersection or travel lanes, and whether the crosswalk is striped or implied) and generally point toward the curb ramp on the opposing side.

54. Where stairs must be used in the sidewalks or the path system, the Applicant shall avoid single steps and all steps should be level and of even height per the International Building Code.

55. Private roads shown shall have access easements to the City for public access (vehicular and pedestrian), emergency service, and public utilities.

56. When the ROW is located at the back of sidewalk, and it is determined to be necessary by the Designated Official, a two-foot maintenance and repair easement shall be granted to the City. For instance if a building or wall is located at the back of sidewalk, the easement is not necessary.

Utilities

57. The applicant shall minimize slope and surface disturbances for the construction of any necessary discharge pipes for stormwater. Project Stormwater improvements shall be permitted or in place prior to approval of land use permits.

58. Show all critical area boundaries on the plans and include, on the face of the plans, an attestation by a Registered Surveyor or Engineer that all Critical Area Boundaries are accurately shown on the plans.

59. The end of the sanitary sewer stub in College Drive that is intended to provide service to this project is located within a Critical Area Boundary. Either 1) extend and connect within the College Drive ROW, or 2) provide a Critical Area Study that mitigates the impacts of extending the sewer pipe in the Critical Area Boundary.

60. Show, either through shading or other graphic depiction, the impervious surface designations in compliance with the MDP. These must include, 1) 4.0 acres (max) tributary to Fall Pond, 2) 4.5 acres (max) tributary to local infiltration and, 3) 3.5 acres max tributary to the wetland; which must be either treated in accordance with the MDP or from clean impervious surfaces.

61. The stormwater vaults shown must be entirely below grade or must have an active use on the top that compliments the campus and academic setting.

62. Provide an engineering study that demonstrates there is sufficient capacity in the downstream sanitary sewer system or mitigate any capacity limitations.

63. Modify the PRV in the 742 Booster Station so that it has the ability to be automatically exercised. This will ensure that it will remain functional as a backup fireflow source for commercial fire flows in the 1000 pressure zone (the zone serving this project).

64. Provide a summary, on the face of the plans, of the utility capacity impacts of each Utility Permit including, impervious area, Q_2, Q_{10}, Q_{100}, Max day Demand, Average Day Demand, Peak Wet Weather Flow, and Average Dry Weather Flow.

65. Provide a summary, on the face of the plans, of each net grading impacts of each Utility Permit. Each permit must balance cut and fill or provide SEPA analysis and mitigate any non-balanced grading activities, consistent with the Development Agreement.

66. Any roadway extensions to Central park must a waterline connection into the 1000 pressure zone pipe in the Central Park roadway in order to comply with the City's looping requirements.

67. Water system improvements must be in compliance with City Codes and Standards and must be capable of providing commercial fireflows to all areas of the campus. All water looped watermains must be 12" minimum size.

68. Sewer system improvements must be in compliance with City Codes and Standards.

69. Stormwater system improvements must be in compliance with the Master Drainage Plan and with City Codes and Standards.

70. The WSDOT TDR Receiving Area shall be designed to be compliant with the currently City-adopted Stormwater Manual, CARA and Sensitive Lakes Enhanced Basic Water Quality Treatment Requirements. A monitoring and maintenance plan will be considered as part of the WSDOT TDR Development Agreement.

71. The applicant shall incorporate the use of Low Impact Development (LID) techniques to reduce the quantity of site stormwater runoff and minimize dependence on the publicly-engineered stormwater facilities.

72. No untreated stormwater shall enter either the North or East Forks of the Issaquah Creek.

73. Ensure any water flows into the East Fork do not jeopardize fish populations by matching pre-development conditions (e.g. flows, water temperature, etc.).

74. The waste collection shown is provisionally approved. With the submittal of any permits for construction, other than grading, (i.e. with project feasibility/pre-application meeting) the Applicant must submit additional information addressing Staff comments, concerns, and requirements regarding waste collection and service for each phase. Prior to building permit submittal or Utility permit approval, the Designated Official accept the waste collection information and design.

75. If detention water is used for irrigation, backflow protection will be required on all city connections. (size and type to be determined).

Parking

76. All vehicular entries into garages, parking lots, and under building parking shall be designed as driveway cuts rather than as a street with curbs and curb ramps. All grade transition for the vehicular entries shall occur in the planter strip area (which may be hardscape) and outside of the sidewalk area. The sidewalk shall be continuous across the parking entry, with no grade change. Driveway cuts shall be limited to the minimum width allowed by the City's driveway standards

for commercial driveways (24 ft), unless additional information indicates increased width is necessary for adequate function. In the event that a driveway is approved to be wider than the minimum, it shall be designed to reduce private vehicular speeds while maintaining necessary and safe functioning.

77. In parking areas, two-way vehicular routes, where cars will not be backing out, will not exceed 20 ft wide.

78. Parking stalls which have low landscape or additional hardscape at the head of the stall, may reduce the paved portion of the stall length by 2 ft as long as the car can hang into the landscape or hardscape by 2 ft without impacting pedestrian walkways or the proposed landscape. Overhangs shall be indicated on all plans for parking lot construction or landscape. The overhang should be clearly shown on drawings to ensure the reviewer is clear where this technique is being used.

79. In parking facilities (surface lots, garages, under buildings), direct pedestrian connections, a minimum of 5 ft wide and in concrete or similar material (not asphalt), will be provided to and through the lots and parking floors, in locations where pedestrian routes are likely to occur. Pedestrian tables or curb ramps, with or without wings as allowed, will be provided at all intersections with vehicular drive aisles and include truncated domes. The design of the vehicular entries/exits will discourage pedestrians from exiting/entering via the vehicular drive or will provide pedestrian facilities adjacent to but separate from the pedestrian ones. When walkways are combined with parking entry/exits or where pedestrians are likely to use the vehicular entry/exits to access surrounding sidewalks or tails, the walkways will be vertically separated from driving surfaces by vertical curbs and will be separated from adjacent moving vehicular traffic by landscape at least 4 ft wide, if in a parking lot. Provide landscape along these pedestrian routes through parking lots.

80. Where pedestrians are in proximity to the exterior edges of the parking deck, the Applicant shall provide materials that are pedestrian friendly. This performance standard will be met through using materials that are visually and texturally interesting at a pedestrian scale. Long unbroken use of a single material will not meet this standard, unless supplemented with architectural relief, artwork, or additional plant materials etc.... The decorative architectural screens and/or green screen trellises shall provide 50% coverage of each non-vehicular opening into the parking deck.

81. To assist with parking tracking throughout project development, a tracking spreadsheet or other mechanism acceptable to the Designated Official shall be submitted with the first Building Permit application. The tracking tool shall be updated and submitted with each subsequent Building Permit.

Landscape, Trails and Parks

82. The WSDOT TDR Receiving Area shall be regulated by the CC&Rs of Issaquah Highlands and all landscape maintenance will follow the established Issaquah Highlands' BMPs.

83. The applicant shall integrate native plants (including evergreen trees) in streetscapes and common areas within the developed areas to soften the impact associated with the loss of trees and vegetation.

84. Provide a minimum or 12" of topsoil to planted areas (e.g. streetscapes, private parks, private yards) to facilitate localized infiltration.

85. Tree wells need to be 4' x 6' or 5' x 5' based upon tree selection. A larger size grate area for the street trees would beneficial towards the long term health of the trees.

86. Any tree located within 8 ft. of a public street, curb, sidewalk, or similar publicly-owned and maintained paving must have at least 10 lineal feet of root barrier placed adjacent to pavement.

87. Trails must include bollards for controlling vehicular access.

88. Trails need to include borders and border plantings that are compatible with adjacent landscaping.

89. The plazas are all outdoor gathering places with hard surfaces. Asphalt is not an allowed surface material.

90. Within the plazas, some of the seating will need to meet ADA standards.

91. Plants should be selected and spaced based on their mature size. To facilitate review, plants will be shown on landscape plans at 85% maturity.

92. Compliance with the water conservation standards shall be evaluated as part of the Utility Permit for the landscaping. The overall water budget shall comply with the standards used elsewhere in Issaquah Highlands.

93. Any lighting provided with trails shall be designed in a manner that does not negatively affect the surrounding uses.

94. Invasive plant materials shall be removed from the natural forested/meadow areas.

Sustainability

95. All structures shall incorporate green building/sustainability components.

96. Use IH water conservation standards for buildings and landscape.

97. Select plants that do not require irrigation following establishment and which reduce the heating and cooling needs of buildings. Also select plants that enhance wildlife.

98. Select low water use plants and employ low water use technologies in all landscape design.

99. Way finding signage to facilitate use of the trails biking walking, and on-line tools.